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for sale
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woodlands

63 ALEXANDER ROAD, REIGATE, SURREY, RH2 8EA

**£450,000
FREEHOLD**

***** EXTENDED END OF TERRACE HOUSE WITH A LARGE DRIVEWAY AND 75FT GARDEN CLOSE TO SHOPS AND SCHOOLS *****

Built in the 1950's, this extended end of terrace house is conveniently located for the wide range of local shops and some highly regarded schools. In addition, the historic town centre of Reigate can be found only a mile to the north.

Through the front door there is an entrance hall with stairs to the first floor and a door to the living room which has a double glazed window to the front. Centrally on the ground floor there is a spacious inner hallway that has three storage cupboards and a side door. Off the inner hall you have an open plan kitchen/dining room which has double glazed French doors that open onto the 75ft rear garden. Upstairs you have a landing with a double glazed window to the side and loft access. The main bedroom has built in wardrobes and an en-suite WC, then you have two further bedrooms to the rear.

Outside there is a driveway to the front that will accommodate several cars off road. Double gates lead to the rear garden which extends to around 75ft and the driveway continues to the foot of the garden where there is a detached garage.

Nearby you have a selection of local shops within Treehaven parade include a Co-op local, pharmacy, family butchers and bakers. Reigate town centre offers a superb range of shops and restaurants as well as a number of pubs and bars.

In accordance with Section 21 of the Estate Agent Act 1979, we hereby disclose that the Seller is a relative of an employee of Woodlands Estate Agents.

- **END TERRACE**
- **LOUNGE**
- **DOWNSTAIRS BATHROOM**
- **DRIVEWAY**
- **COUNCIL TAX BAND: D**
- **THREE BEDROOMS**
- **KITCHEN/DINING ROOM**
- **75FT GARDEN**
- **SHOPS & SCHOOLS NEARBY**
- **EPC RATING: D**





ROOM DIMENSIONS:

ENTRANCE HALL

3'9 x 3'8 (1.14m x 1.12m)

LOUNGE

14'3 x 12'4 (4.34m x 3.76m)

INNER HALLWAY

10'4 x 7'0 (3.15m x 2.13m)

BATHROOM

7'8 x 7'0 (2.34m x 2.13m)

KITCHEN/DINING ROOM

15'9 x 11'4 (4.80m x 3.45m)

BEDROOM ONE

11'11 x 10'0(max) (3.63m x 3.05m(max))

ENSUITE WC

4'9 x 2'11 (1.45m x 0.89m)

BEDROOM TWO

11'7 x 7'11 (3.53m x 2.41m)

BEDROOM THREE

9'4 x 6'11 (2.84m x 2.11m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

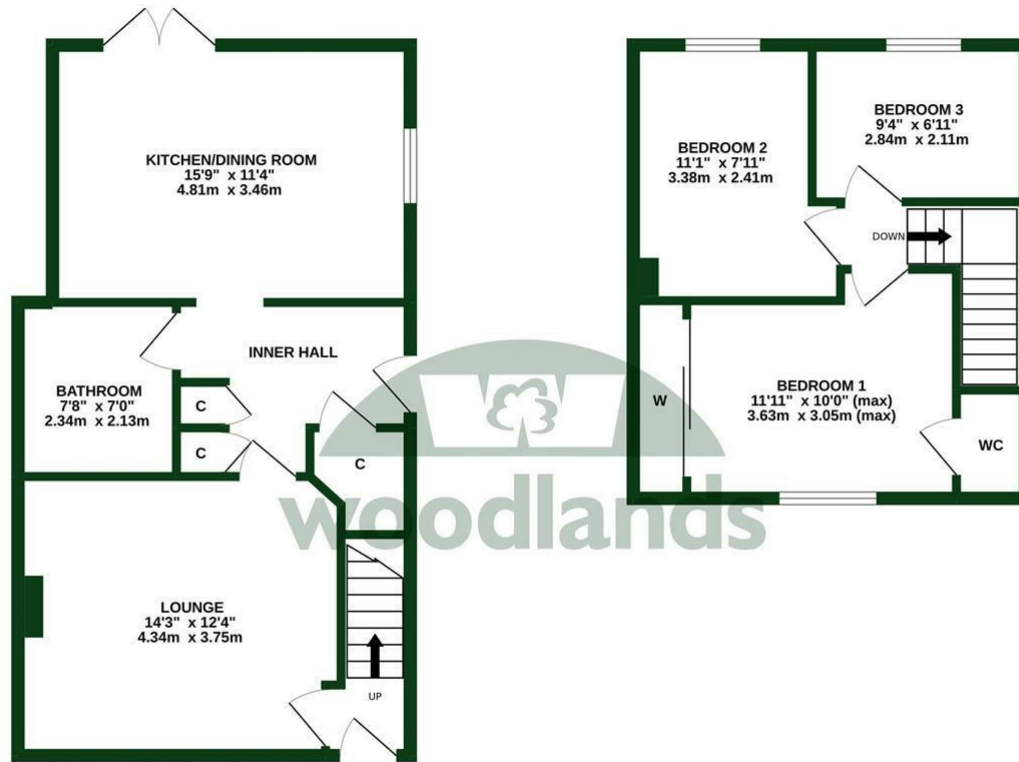
75FT GARDEN

OFF ROAD PARKING FOR TWO CARS



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 62022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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